

Fill in this information to identify the case:

Debtor 1 LEO J NIXON

Debtor 2
(Spouse, if filing) _____

United States Bankruptcy Court for the: Western District of Pennsylvania
(State)

Case Number: 19-11217JCM

Form 4100N**Notice of Final Cure Payment****10/15**

File a separate notice for each creditor.

According to Bankruptcy Rule 3002.1(f), the trustee gives notice that the amount required to cure the prepetition default in the claim below has been paid in full and the debtor(s) have completed all payments under the plan.

Part 1: Mortgage Information

Name of creditor: ABFC 2002-WF1 TRUST ABFC MTG LOAN **Court claim no. (if known):** 08-2

Last 4 digits of any number you use to identify the debtor's account 2 1 8 2

Property Address: 2318 REED ST
ERIE PA 16503

Part 2: Cure Amount

Total cure disbursements made by the trustee:	Amount
a. Allowed prepetition arrearage:	(a) \$ <u>0.00</u>
b. Prepetition arrearage paid by the trustee:	(b) \$ <u>0.00</u>
c. Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c):	(c) \$ <u>0.00</u>
d. Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c) and paid by the trustee:	(d) \$ <u>0.00</u>
e. Allowed postpetition arrearage:	(e) \$ <u>0.00</u>
f. Postpetition arrearage paid by the trustee:	+ (f) \$ <u>0.00</u>
g. Total. Add lines b, d, and f.	(g) \$ <u>0.00</u>

Part 3: Postpetition Mortgage Payment

Check one

Mortgage is paid through the trustee.

Current monthly mortgage payment

\$ \$340.08

The next postpetition payment is due on

2 / 1 / 2025
MM / DD / YYYY Mortgage is paid directly by the debtor(s).

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Part 4: A Response Is Required By Bankruptcy Rule 3002.1(g)

Under Bankruptcy Rule 3002.1(g), the creditor must file and serve on the debtor(s), their counsel, and the trustee, within 21 days after service of this notice, a statement indicating whether the creditor agrees that the debtor(s) have paid in full the amount required to cure the default and stating whether the debtor(s) have (i) paid all outstanding postpetition fees, costs, and escrow amounts due, and (ii) consistent with § 1322(b)(5) of the Bankruptcy Code, are current on all postpetition payments as of the date of the response. Failure to file and serve the statement may subject the creditor to further action of the court, including possible sanctions.

To assist in reconciling the claim, a history of payments made by the trustee is attached to copies of this notice sent to the debtor(s) and the creditor.

 /s/ Ronda J. Winnecour
Signature

Date 02/03/2025

Trustee Ronda J. Winnecour

Address CHAPTER 13 TRUSTEE WD PA
600 GRANT STREET
SUITE 3250 US STEEL TWR
PITTSBURGH, PA 15219

Contact phone (412) 471-5566

Email cmecf@chapter13trusteewdpa.com

Debtor 1

LEO J NIXON
Name

Case number (if known) 19-11217JCM

Disbursement History

Date	Check #	Name	Posting Type	Amount
MORTGAGE REGULAR PAYMENT (Part 3)				
08/25/2020	1170665	SPECIALIZED LOAN SERVICING	AMOUNTS DISBURSED TO CREDITOR	60.82
09/28/2020	1171451	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	104.83
10/26/2020	1174570	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	137.09
11/24/2020	1177663	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	187.73
12/21/2020	1180701	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	212.14
02/22/2021	1186618	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	526.63
03/26/2021	1189786	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	276.25
04/26/2021	1193094	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	286.33
05/25/2021	1196272	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	294.16
06/25/2021	1199395	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	300.25
07/26/2021	1202615	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	304.96
08/26/2021	1205764	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	326.78
09/24/2021	1208916	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	329.82
10/25/2021	1212024	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	332.22
11/22/2021	1215092	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	335.93
12/23/2021	1218106	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	336.94
01/26/2022	1221195	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	337.72
02/23/2022	1224209	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	338.31
03/25/2022	1227035	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	269.07
04/26/2022	1230095	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	339.08
05/25/2022	1233130	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	244.36
06/27/2022	1236166	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	339.45
08/24/2022	1242080	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	339.52
09/27/2022	1244962	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	609.10
11/23/2022	1250637	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	342.24
12/22/2022	1253451	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	335.98
01/26/2023	1256188	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	242.42
02/23/2023	1258869	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	267.72
03/28/2023	1261468	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	243.93
05/25/2023	1267034	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	313.73
06/26/2023	1269950	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	535.64
08/25/2023	1275557	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	557.77
09/26/2023	1278359	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	377.40
10/25/2023	1281075	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	380.43
11/27/2023	1283758	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	383.11
12/21/2023	1286425	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	385.46
01/26/2024	1288990	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	387.52
02/26/2024	1291686	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	389.32
03/26/2024	1294341	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	390.89
04/25/2024	1296982	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	397.11
05/29/2024	1299661	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	392.45
06/25/2024	1302383	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	397.71
07/25/2024	1304851	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	398.01
08/26/2024	1307478	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	398.24
09/25/2024	1310045	ABFC 2002-WF1 TRUST ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	398.46
10/18/2024	1302383	ABFC 2002-WF1 TRUST/ABFC MTG LOAN /	CANCELLED CHECK TO CREDITOR/CONT	-397.71
10/25/2024	1312648	ABFC 2002-WF1 TRUST ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	191.57
12/23/2024	1317748	ABFC 2002-WF1 TRUST ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	1,565.31
01/28/2025	1320128	ABFC 2002-WF1 TRUST ABFC MTG LOAN /	AMOUNTS DISBURSED TO CREDITOR	921.02
				17,365.22

CERTIFICATE OF SERVICE

I hereby certify that on the date shown below, I served a true and correct copy of Notice of Final Cure Payment upon the following, by regular United States mail, postage prepaid, addressed as follows:

LEO J NIXON
2318 REED STREET
ERIE, PA 16503

DANIEL P FOSTER ESQ**
FOSTER LAW OFFICES
1210 PARK AVE
MEADVILLE, PA 16335

ABFC 2002-WF1 TRUST ABFC MTG LOAN ASSET- BACKED CERT SERIES 2002 WF1 US BANK NA -ET AL
C/O SHELLPOINT MORTGAGE SERVICING
PO BOX 10826
GREENVILLE, SC 29603-0675

PADGETT LAW GROUP
6267 OLD WATER OAK RD STE 203
TALLAHASSEE, FL 32312

2/3/25

/s/ Roberta Saunier

Administrative Assistant
Office of the Chapter 13 Trustee